



September 19, 2024

Mr. Otis Spriggs
Director of Development Services
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: On-Going Services
Windrose Green Section 7 Preliminary Plat – 4th Submittal Review
Angleton, Texas
HDR Job No. 10391496

Dear Mr. Spriggs:

HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced subdivision and offers the following comments:

1. Construction plans shall be provided for review and approval of the required public improvements for Windrose Green Section 7 prior to filing and approval of the Final Plat.
2. Approval from Angleton Drainage District shall be coordinated for the construction plans and for final plat (signature).

HDR takes no objection to the proposed Windrose Green Section 7 Preliminary Plat with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which therefore conveys the surveyor's responsibility and accountability.

If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10391496/10361761)

Attachments

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT EMPOR ANGLETON, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Windrose Green Section 7, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues.

The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner

Duly Authorized Agent

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this ____ day of _____

Notary Public
 State of Texas

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeremy A. Chandler, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

I, Jeremy A. Chandler, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that META Planning + Design LLC has prepared this preliminary plat based on information furnished by Costello, Inc.

Jeremy A. Chandler
 Registered Professional Land Surveyor
 No. 5755

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, John A. Alvarez II, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

John A. Alvarez II, P.E.
 Professional Engineer
 No. 127206

APPROVED this _____ day of _____, 20____, by the Planning and Zoning Commission, City of Angleton, Texas.

Chairman, Planning and Zoning Commission

City Secretary

APPROVED this _____ day of _____, 20____, by the City Council, City of Angleton, Texas.

Mayor

City Secretary

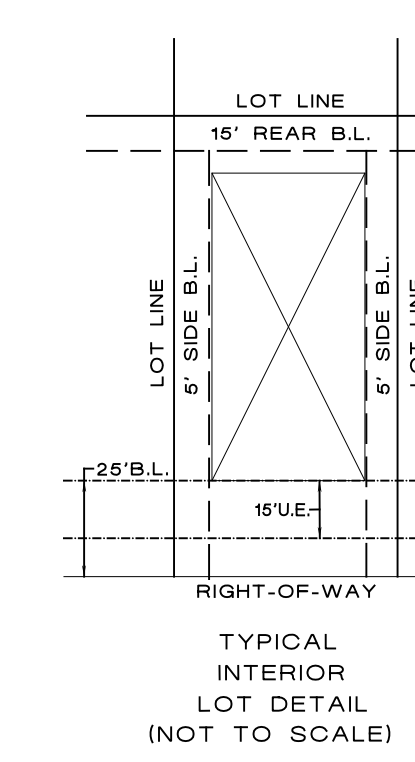
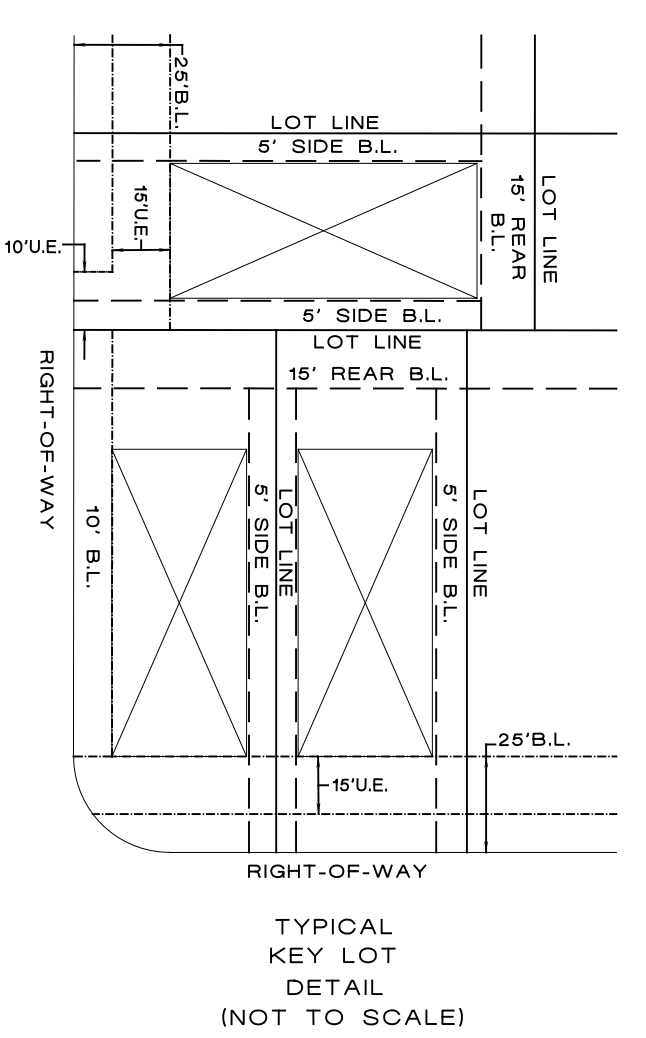
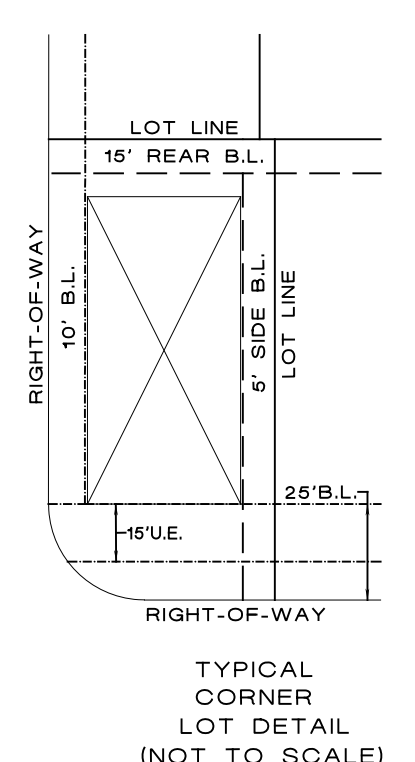
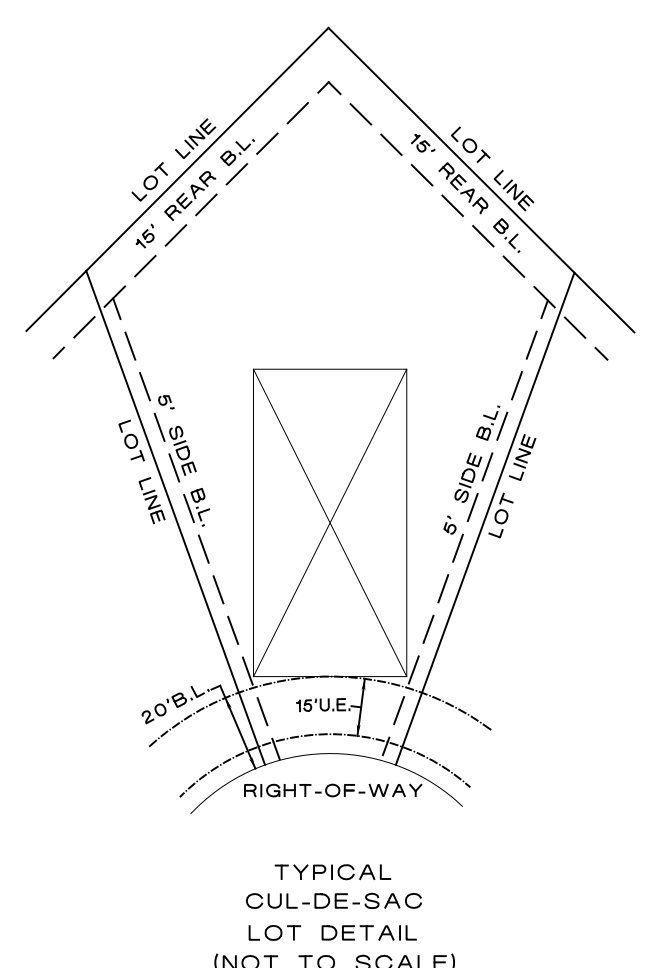
STATE OF TEXAS §
 COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20____, by _____, City Secretary, City of Angleton, on behalf of the City.

Notary Public
 State of Texas

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "1' RES." INDICATES ONE FOOT RESERVE.
 dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 6.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 8.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- 10.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 12.) HORIZONTAL DATUM:
 ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.
 VERTICAL DATUM:
 ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.
- 13.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C0435K, DATED DECEMBER 30, 2020 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- 14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC WITH THE AID OF INFORMATION PROVIDED BY COSTELLO, INC.
- 15.) COSTELLO, INC., TBPE FIRM REGISTRATION No. 280, TBPLS FIRM REGISTRATION No. 100486.. IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 16.) PROPOSED MONUMENTS TO BE SET BY COSTELLO, INC., UPON RECORDATION OF A FINAL PLAT.
- 17.) DETENTION PROVIDED FOR WINDROSE GREEN SECTION 7 HAS BEEN DEDICATED WITHIN WINDROSE GREEN SECTION 1.



- LEGEND:
- 1.) "B.L." INDICATES BUILDING LINE.
 - 2.) "U.E." INDICATES UTILITY EASEMENT.
 - 3.) "AC." INDICATES ACREAGE.
 - 4.) "R.O.W." INDICATES RIGHT-OF-WAY.
 - 5.) "P.O.B." INDICATES POINT OF BEGINNING.
 - 6.) "FND" INDICATES FOUND.
 - 7.) "IP" INDICATES IRON PIPE.
 - 8.) "IR" INDICATES IRON ROD.
 - 9.) "VOL." INDICATES VOLUME.
 - 10.) "Pg." INDICATES PAGE.
 - 11.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
 - 12.) "NO." INDICATES NUMBER.
 - 13.) "C.T." INDICATES COURT.
 - 14.) "DR." INDICATES DRIVE.
 - 15.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
 - 16.) "—/—" INDICATES STREET NAME CHANGE.
 - 17.) "①" INDICATES BLOCK NUMBER.
 - 18.) "A" INDICATES RESERVE NUMBER.
 - 19.) "—R—" INDICATES 50' CUL-DE-SAC RADIUS.
 - 20.) "⊙" INDICATES IRON ROD/IRON PIPE MONUMENT.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION REGULATIONS IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ANGLETON PLANNING AND ZONING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLD NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

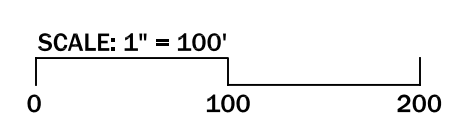
A PRELIMINARY PLAT OF WINDROSE GREEN SECTION SEVEN

**BEING 12.062± ACRES OF LAND
 CONTAINING 62 LOTS (45'/50' X 120' TYP.) AND
 TWO RESERVES IN THREE BLOCKS.**

OUT OF THE
T.S. LEE SURVEY, A-318
 BRAZORIA COUNTY, TEXAS

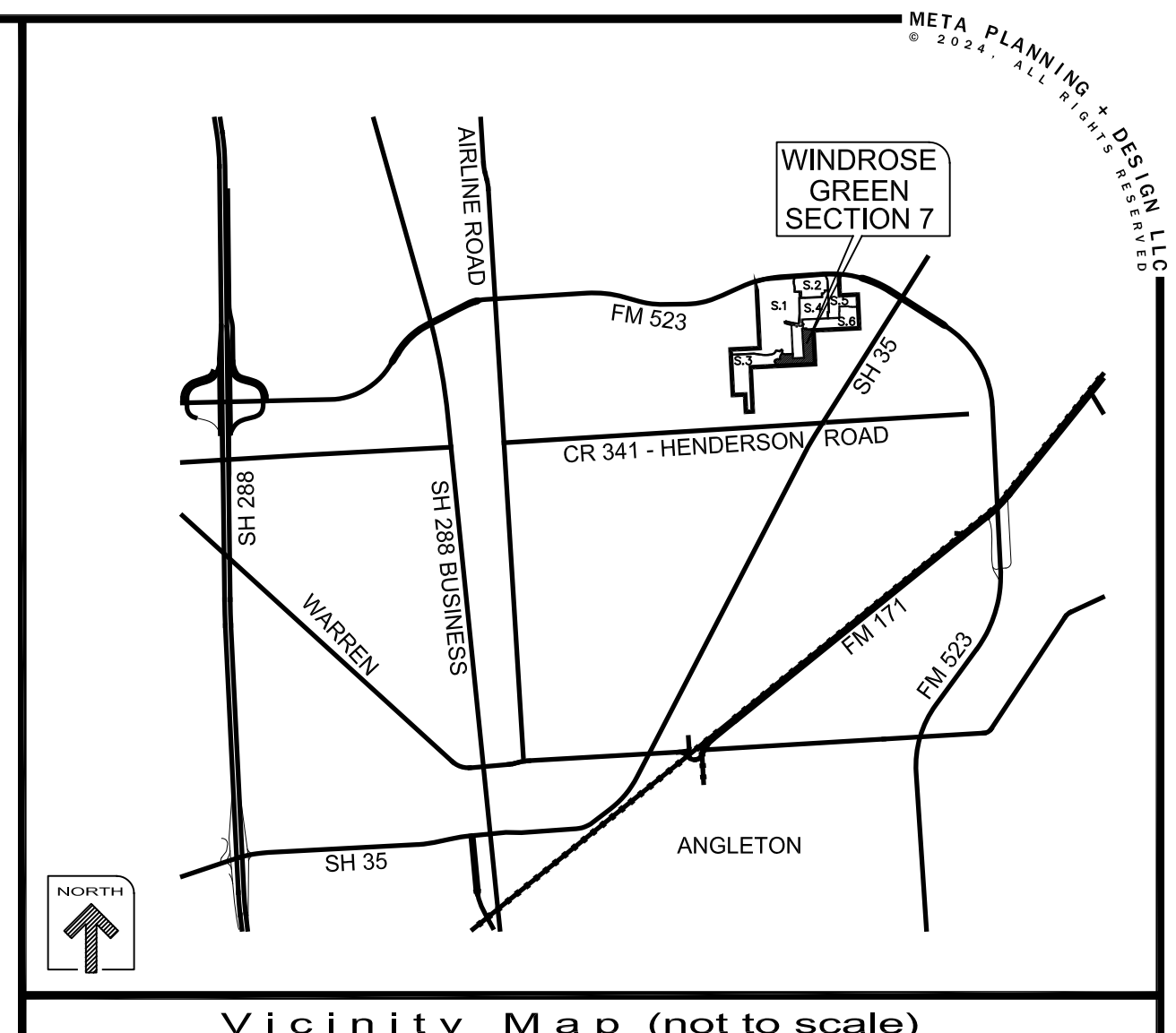
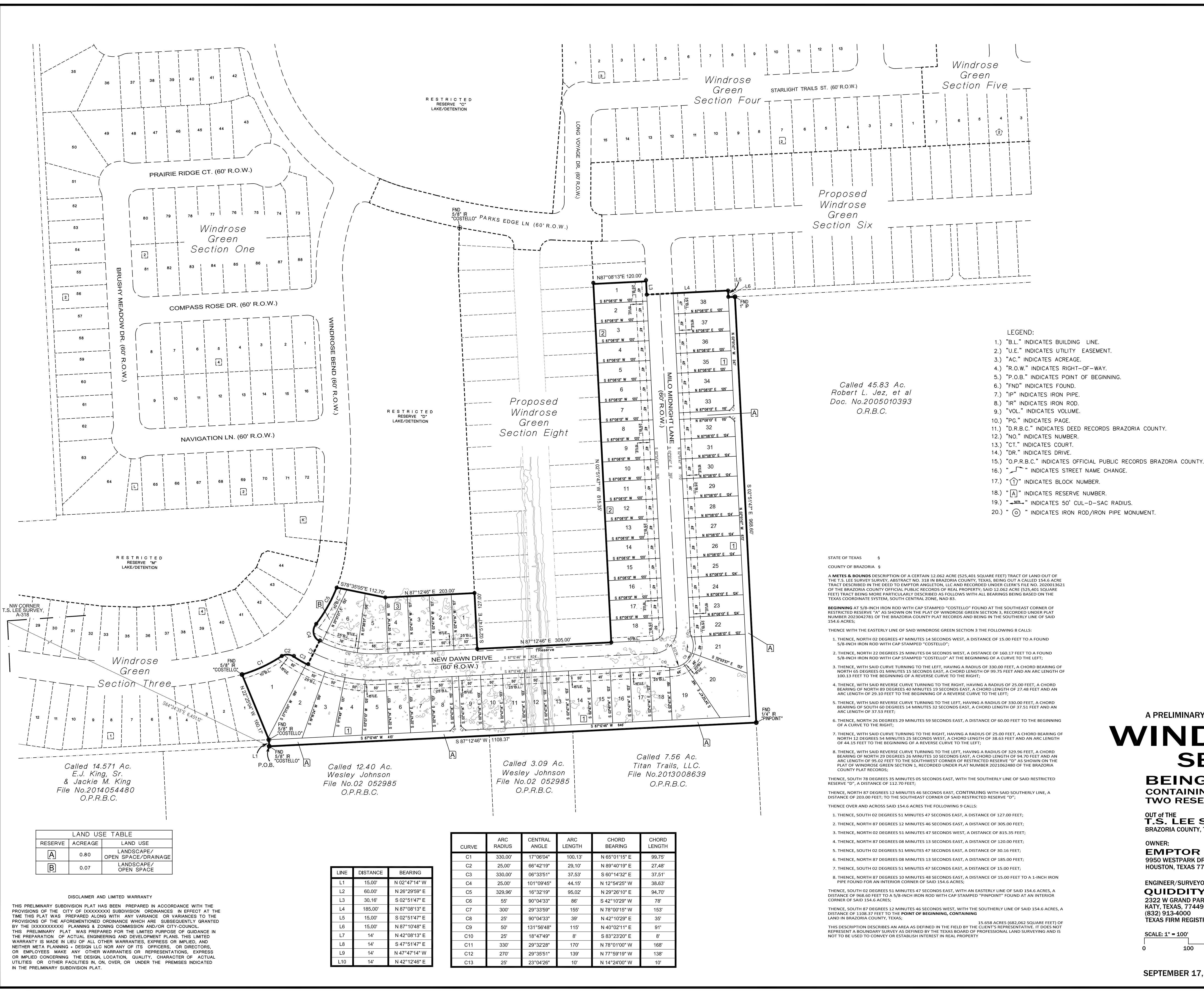
OWNER:
EMPOR ANGLETON, LLC
 9950 WESTPARK DR. #285
 HOUSTON, TEXAS 77063

ENGINEER/SURVEYOR:
QUIDDITY
 2322 W GRAND PARKWAY NORTH, SUITE 150
 KATY, TEXAS, 77449, UNITES STATES
 (832) 913-4000
 TEXAS FIRM REGISTRATION #F-23290



PLANNER:
META
 PLANNING + DESIGN

META PLANNING + DESIGN LLC
 24285 KATY FREEWAY, SUITE 525
 KATY, TEXAS 77494 | TEL: 281-810-1422



STREET NAME TABLE

STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
MILO MIDNIGHT DRIVE	802'	60'	LOCAL
NEW DAWN DRIVE	988'	60'	LOCAL

LOT NO	LOT AREA SQ. FT.	LOT NO	LOT AREA SQ. FT.	LOT NO	LOT AREA SQ. FT.
BLOCK 1		BLOCK 2		BLOCK 3	
LOT 1 13.246		LOT 11 5.400		LOT 1 6.741	
LOT 2 10.301		LOT 2 5.400		LOT 2 6.350	
LOT 3 8.353		LOT 3 5.400		LOT 3 6.350	
LOT 4 7.259		LOT 4 5.400		LOT 4 6.350	
LOT 5 6.658		LOT 5 5.400		LOT 5 7.677	
LOT 6 6.150		LOT 6 5.400		LOT 6 8.545	
LOT 7 6.150		LOT 7 5.400			
LOT 8 6.100		LOT 8 5.400			
LOT 9 6.100		LOT 9 5.400			
LOT 10 6.150		LOT 10 5.400			
LOT 11 6.150		LOT 11 5.400			
LOT 12 6.150		LOT 12 5.400			
LOT 13 6.150		LOT 13 5.400			
LOT 14 6.150		LOT 14 5.400			
LOT 15 5.535		LOT 15 5.400			
LOT 16 5.535		LOT 16 5.400			
LOT 17 5.535		LOT 17 5.400			
LOT 18 5.606		LOT 18 5.916			
LOT 19 8.774					
LOT 20 13.142					
LOT 21 7.689					
LOT 22 5.613					
LOT 23 5.625					
LOT 24 5.625					
LOT 25 5.625					
LOT 26 5.625					
LOT 27 5.625					
LOT 28 5.625					
LOT 29 5.625					
LOT 30 5.625					
LOT 31 5.625					
LOT 32 5.571					
LOT 33 5.575					
LOT 34 5.625					
LOT 35 5.625					
LOT 36 5.625					
LOT 37 5.625					
LOT 38 5.875					

- LEGEND:**
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "AC." INDICATES ACREAGE.
 - "R.O.W." INDICATES RIGHT-OF-WAY.
 - "P.O.B." INDICATES POINT OF BEGINNING.
 - "FND" INDICATES FOUND.
 - "IP" INDICATES IRON PIPE.
 - "IR" INDICATES IRON ROD.
 - "VOL." INDICATES VOLUME.
 - "PG." INDICATES PAGE.
 - "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
 - "NO." INDICATES NUMBER.
 - "CT." INDICATES COURT.
 - "DR." INDICATES DRIVE.
 - "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
 - "S" INDICATES STREET NAME CHANGE.
 - "B" INDICATES BLOCK NUMBER.
 - "A" INDICATES RESERVE NUMBER.
 - "SAC" INDICATES 50' CUL-D-SAC RADIUS.
 - "C" INDICATES IRON ROD/IRON PIPE MONUMENT.

STATE OF TEXAS 5
 COUNTY OF BRAZORIA 5

A METES & BOUNDS DESCRIPTION OF A CERTAIN 12.062 ACRE (525,401 SQUARE FEET) TRACT OF LAND OUT OF THE T.S. LEE SURVEY, ABSTRACT NO. 338 IN BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 154.6 ACRE TRACT DESCRIBED IN THE DEED TO EMPOR ANGLETON, LLC AND RECORDED UNDER CLERK'S FILE NO. 2020013621 OF THE BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY; SAID 12.062 ACRE (525,401 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.

BEGINNING AT 5/8" INCH IRON ROD WITH CAP STAMPED "COSTELLO" FOUND AT THE SOUTHEAST CORNER OF RESTRICTED RESERVE "A" AS SHOWN ON THE PLAT OF WINDROSE GREEN SECTION 3, RECORDED UNDER PLAT NUMBER 2023042781 OF THE BRAZORIA COUNTY PLAT RECORDS AND BEING IN THE SOUTHERLY LINE OF SAID 154.6 ACRES;

THENCE WITH THE EASTERLY LINE OF SAID WINDROSE GREEN SECTION 3 THE FOLLOWING 8 CALLS:

- THENCE, NORTH 02 DEGREES 47 MINUTES 14 SECONDS WEST, A DISTANCE OF 15.00 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "COSTELLO";
- THENCE, NORTH 22 DEGREES 25 MINUTES 04 SECONDS WEST, A DISTANCE OF 160.17 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "COSTELLO" AT THE BEGINNING OF A CURVE TO THE LEFT;
- THENCE, WITH SAID CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CHORD BEARING OF NORTH 65 DEGREES 01 MINUTES 35 SECONDS EAST, A CHORD LENGTH OF 99.75 FEET AND AN ARC LENGTH OF 300.13 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;
- THENCE, WITH SAID REVERSE CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 89 DEGREES 40 MINUTES 19 SECONDS EAST, A CHORD LENGTH OF 27.48 FEET AND AN ARC LENGTH OF 29.10 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
- THENCE, WITH SAID REVERSE CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CHORD BEARING OF SOUTH 60 DEGREES 14 MINUTES 32 SECONDS EAST, A CHORD LENGTH OF 37.51 FEET AND AN ARC LENGTH OF 37.53 FEET;
- THENCE, NORTH 26 DEGREES 29 MINUTES 59 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
- THENCE, WITH SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 12 DEGREES 54 MINUTES 51 SECONDS WEST, A CHORD LENGTH OF 38.63 FEET AND AN ARC LENGTH OF 44.33 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
- THENCE, WITH SAID REVERSE CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 329.96 FEET, A CHORD BEARING OF NORTH 29 DEGREES 26 MINUTES 19 SECONDS EAST, A CHORD LENGTH OF 94.70 FEET AND AN ARC LENGTH OF 95.02 FEET TO THE SOUTHWEST CORNER OF RESTRICTED RESERVE "D" AS SHOWN ON THE PLAT OF WINDROSE GREEN SECTION 1, RECORDED UNDER PLAT NUMBER 2021062480 OF THE BRAZORIA COUNTY PLAT RECORDS;

THENCE, SOUTH 78 DEGREES 35 MINUTES 05 SECONDS EAST, WITH THE SOUTHERLY LINE OF SAID RESTRICTED RESERVE "D", A DISTANCE OF 112.70 FEET;

THENCE, NORTH 87 DEGREES 12 MINUTES 46 SECONDS EAST, CONTINUING WITH SAID SOUTHERLY LINE, A DISTANCE OF 203.00 FEET; TO THE SOUTHEAST CORNER OF SAID RESTRICTED RESERVE "D";

THENCE OVER AND ACROSS SAID 154.6 ACRES THE FOLLOWING 9 CALLS:

- THENCE, SOUTH 02 DEGREES 51 MINUTES 47 SECONDS EAST, A DISTANCE OF 127.00 FEET;
- THENCE, NORTH 87 DEGREES 12 MINUTES 46 SECONDS EAST, A DISTANCE OF 305.00 FEET;
- THENCE, NORTH 02 DEGREES 51 MINUTES 47 SECONDS WEST, A DISTANCE OF 815.35 FEET;
- THENCE, NORTH 87 DEGREES 08 MINUTES 13 SECONDS EAST, A DISTANCE OF 120.00 FEET;
- THENCE, SOUTH 02 DEGREES 51 MINUTES 47 SECONDS EAST, A DISTANCE OF 30.16 FEET;
- THENCE, NORTH 87 DEGREES 08 MINUTES 13 SECONDS EAST, A DISTANCE OF 185.00 FEET;
- THENCE, SOUTH 02 DEGREES 51 MINUTES 47 SECONDS EAST, A DISTANCE OF 15.00 FEET;
- THENCE, NORTH 87 DEGREES 10 MINUTES 48 SECONDS EAST, A DISTANCE OF 15.00 FEET TO A 1-INCH IRON PIPE FOUND FOR AN INTERIOR CORNER OF SAID 154.6 ACRES;
- THENCE, SOUTH 02 DEGREES 51 MINUTES 47 SECONDS EAST, WITH AN EASTERLY LINE OF SAID 154.6 ACRES, A DISTANCE OF 1108.37 FEET TO THE POINT OF BEGINNING, CONTAINING LAND IN BRAZORIA COUNTY, TEXAS;

15.658 ACRES (682,062 SQUARE FEET) OF THIS DESCRIPTION DESCRIBES AN AREA AS DEFINED IN THE FIELD BY THE CLIENT'S REPRESENTATIVE. IT DOES NOT REPRESENT A BOUNDARY SURVEY AS DEFINED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTEREST IN REAL PROPERTY.

Called 14.571 Ac.
 E.J. King, Sr.
 & Jackie M. King
 File No.2014054480
 O.P.R.B.C.

Called 12.40 Ac.
 Wesley Johnson
 File No.02 052985
 O.P.R.B.C.

Called 3.09 Ac.
 Wesley Johnson
 File No.02 052985
 O.P.R.B.C.

Called 7.56 Ac.
 Titan Trails, LLC.
 File No.2013008639
 O.P.R.B.C.

LAND USE TABLE

RESERVE	ACREAGE	LAND USE
A	0.80	LANDSCAPE/ OPEN SPACE/DRAINAGE
B	0.07	LANDSCAPE/ OPEN SPACE

LINE	DISTANCE	BEARING
L1	15.00'	N 02°47'14" W
L2	60.00'	N 26°29'59" E
L3	30.16'	S 02°51'47" E
L4	185.00'	N 87°08'13" E
L5	15.00'	S 02°51'47" E
L6	15.00'	N 87°10'48" E
L7	14'	N 42°08'13" E
L8	14'	S 47°51'47" E
L9	14'	N 47°47'14" W
L10	14'	N 42°12'46" E

CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	330.00'	17°06'04"	100.13'	N 65°01'15" E	99.75'
C2	25.00'	66°42'19"	29.10'	N 89°40'19" E	27.48'
C3	330.00'	06°33'51"	37.53'	S 60°14'32" E	37.51'
C4	25.00'	101°09'45"	44.15'	N 12°54'25" W	38.63'
C5	329.96'	16°32'19"	95.02'	N 29°26'10" E	94.70'
C6	55'	90°04'33"	86'	S 42°10'29" W	78'
C7	300'	29°33'59"	155'	N 78°00'15" W	153'
C8	25'	90°04'33"	39'	N 42°10'29" E	35'
C9	50'	131°56'48"	115'	N 40°02'11" E	91'
C10	25'	18°47'49"	8'	S 83°23'20" E	8'
C11	330'	29°32'28"	170'	N 78°01'00" W	168'
C12	270'	29°35'51"	139'	N 77°59'19" W	138'
C13	25'	23°04'26"	10'	N 14°24'00" W	10'

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF DXXXXXXX SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCES WHICH ARE SUBSEQUENTLY GRANTED BY THE DXXXXXXX PLANNING & ZONING COMMISSION AND/OR CITY-COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

A PRELIMINARY PLAT OF
WINDROSE GREEN SECTION SEVEN
 BEING 12.062± ACRES OF LAND CONTAINING 62 LOTS (45'/50' X 120' TYP.) AND TWO RESERVES IN THREE BLOCKS.

OUT OF THE
T.S. LEE SURVEY, A-318
 BRAZORIA COUNTY, TEXAS

OWNER:
EMPOTOR ANGLETON, LLC
 9950 WESTPARK DR. #285
 HOUSTON, TEXAS 77063

ENGINEER/SURVEYOR:
QUIDDITY
 2322 W GRAND PARKWAY NORTH, SUITE 150
 KATY, TEXAS, 77449, UNITES STATES
 (832) 913-4000
 TEXAS FIRM REGISTRATION #F-23290



SCALE: 1" = 100'